

1 ORDINANCE NO. 2022-_____

2 AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA,
3 COMPREHENSIVELY AMENDING AND UPDATING CHAPTER 30 "LAND
4 DEVELOPMENT REGULATIONS", REVISING REQUIREMENTS RELATING
5 TO FLOOR AREA RATIO, BUILDING HEIGHT, DENSITIES, BUILDING
6 SETBACKS, BUILDING COVERAGE; IMPERVIOUS SURFACE COVERAGE,
7 AND PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN THE
8 PINECREST BUSINESS ALTERNATIVE DISTRICTS AND COMMERCIAL
9 DISTRICTS ADJACENT TO PINECREST PARKWAY, PINECREST PARKWAY
10 CORRIDOR DEVELOPMENT STANDARDS, STANDARDS FOR THE
11 APPEARANCE OF SITES AND STRUCTURES, OFF-STREET PARKING
12 REQUIREMENTS, PLACEMENT OF FIRE HYDRANTS, AND RULES OF
13 CONSTRUCTION AND DEFINITIONS; PROVIDING FOR AMENDMENT
14 AND ADOPTION; PROVIDING FOR INCLUSION IN THE CODE OF
15 ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR
16 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

17 WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State
18 of Florida, and Section 166.021(1), Florida Statutes, the Village of Pinecrest, Florida (the
19 "Village"), a municipal corporation, enjoys all governmental, corporate, and proprietary
20 powers necessary to conduct municipal government, perform municipal functions, and
21 render municipal services, and may exercise any power for municipal purposes, except
22 as expressly prohibited by law; and

23 WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166,
24 Florida Statutes, provide municipalities the authority to exercise any power for municipal
25 purposes, except where prohibited by law, and to adopt ordinances in furtherance of
26 such authority; and

27 WHEREAS, the Village Council of the Village of Pinecrest ("Village Council") finds
28 it periodically necessary to amend its Code of Ordinances and Land Development
29 Regulations ("Code") in order to update regulations and procedures to implement
30 municipal goals and objectives, including goals, objectives, and policies of the Village's
31 Comprehensive Development Master Plan; and

Note:
Strikethrough words are deletions to the existing words in the Code of Ordinances and Land Development Regulations.
Underlined words are additions to the existing words in the Code of Ordinances and Land Development Regulations.

32 WHEREAS, the Village Council of the Village of Pinecrest, Florida adopted the
33 *Pinecrest Parkway (US 1) Vision Plan* on October 9, 2012 for the future development,
34 redevelopment, beautification, and enhancement of Pinecrest Parkway; and

35 WHEREAS the Village Council has adopted goals within its 2021-2022 Strategic
36 Plan including Goal 3.2, requiring review of the Land Development Regulations to identify
37 opportunities for mixed-use development with a focus on transportation hubs associated
38 with planned improvements to the Bus Rapid Transit System, and Goal 3.3, requiring
39 development of an “Inspire Campaign” to discuss commercial corridor considerations;
40 and

41 WHEREAS on September 1, 2022, Miami-Dade County adopted Ordinance 22-106, a
42 Rapid Transit Zone Ordinance implementing its policies to provide transit-oriented development
43 by increasing density and intensity along transit corridors, with the goal of supporting regional
44 transportation goals; creating a framework for municipalities that have jurisdiction over land
45 within one-half- and one-mile buffers around the SMART Plan Corridors, to plan for transit-oriented
46 development while maintaining their regulatory authority; and

47 WHEREAS Miami-Dade County Ordinance 22-106 requires all municipalities in Miami-
48 Dade County to allow for a minimum floor area ratio of 1.0 for properties within one-half mile of
49 designated transit corridors, including the South Dade Transitway adjacent to the Village of
50 Pinecrest; and a minimum floor area ratio of 1.5 in the core of designated Community Urban
51 Centers; and

52 WHEREAS the Village Council has completed its Inspire Campaign, and appointed the
53 “Pinecrest Parkway Citizens Committee” for the purpose of evaluating required amendments to
54 the Village’s established floor area ratio limits; reviewing needed and recommended amendments
55 to the Pinecrest Parkway (US 1) Vision Plan; providing oversight and direction throughout the
56 planning process; and making recommendations to the Village Council; and

57 WHEREAS, the Pinecrest Parkway Citizens Committee has worked with planning
58 staff and planning consultants to update the Pinecrest Parkway (US 1) Vision Plan, taking into
59 consideration planned improvements to the South Dade Transitway and Busway including the
60 addition of new stations adjacent to SW 104 Street and SW 136 Street; and considering other
61 requirements of the Miami-Dade County Rapid Transit Zone Ordinance 22-106; and

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62 WHEREAS, the appointed Pinecrest Parkway Citizens Committee has convened numerous
63 public meetings, hosted a community-wide visioning session, and considered additional
64 community input provided by means of a visioning survey; and

65 WHEREAS, the visioning and planning process as overseen by the Pinecrest Parkway
66 Citizens Committee has culminated in completion of the proposed Pinecrest Parkway (US 1)
67 Vision Plan Update that enumerates and describes a series of recommendations formulated to
68 address redevelopment opportunities, land development regulations, landscaping, aesthetics,
69 parking, public safety, improved pedestrian and vehicular circulation, development incentives,
70 and requirements of Miami-Dade County RTZ Ordinance 22-106; and

71 WHEREAS, the Pinecrest Parkway Visioning Committee recommends adoption of the
72 Pinecrest Parkway (US 1) Vision Plan Update, and has forwarded the proposed plan to the
73 Village Council with a recommendation for approval and adoption; and

74 WHEREAS the requirements of the Miami-Dade County Rapid Transit Zone
75 ordinance and the recommended updates to the Pinecrest Parkway (US 1) Vision Plan
76 require amendment of the Village's Land Development Regulations; and

77 WHEREAS after having received input and participation by the Pinecrest Parkway
78 Citizens Committee, interested members of the public, and staff, the Village Council finds
79 the proposed amendments to the Land Development Regulations to be consistent with the
80 Village's Comprehensive Development Master Plan and Village Council's goals of the
81 Village's Strategic Plan; and

82 WHEREAS, the Village Council has identified amendments to the Village's Code of
83 Ordinances and Land Development Regulations necessary for implementation of the
84 goals, objectives, and policies of the Village's Comprehensive Development Master Plan,
85 the Pinecrest Parkway (US 1) Vision Plan; the Pinecrest Parkway (US 1) Vision Plan
86 Update, and Miami-Dade County's RTZ Ordinance, and

87 WHEREAS, the Village Charter empowers the Village Council to adopt, amend or
88 repeal its ordinances and resolutions as may be required for the benefit of the residents of
89 the Village of Pinecrest; and

90 WHEREAS, the Local Planning Agency, held a duly advertised public hearing on
91 October 12, 2022; and has forwarded the proposed amendments to the Village Council
92 with a recommendation for approval; and

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93 WHEREAS, after reviewing the Local Planning Agency’s recommendations, the
94 recommendations of Village staff, and comments from the public, the Village Council finds
95 that the proposed amendments to its Code of Ordinances and Land Development
96 Regulations are in compliance and consistent with Florida law, its adopted
97 Comprehensive Development Master Plan, the Pinecrest Parkway (US 1) Vision Plan; and
98 the Pinecrest Parkway (US 1) Vision Plan Update; and

99 WHEREAS, the Village Council held a public hearing on October 12, 2022;
100 and

101 WHEREAS, the Village Council of the Village of Pinecrest, Florida held a second
102 public hearing on _____, 2022; and

103 WHEREAS, said public hearings were advertised in accordance with Chapter
104 166.041, Florida Statutes; and

105 WHEREAS, the Village Council further finds it to be in the best interest of
106 the public health, safety and welfare of the citizens to adopt this ordinance amending the
107 Village’s Code of Ordinances and Land Development Regulations; and Official Zoning
108 Map

109 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF
110 PINECREST, FLORIDA:

111
112 **SECTION 1. Recitals.**

113 The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being
114 true, correct and reflective of the legislative intent underlying this Ordinance and are
115 hereby made a specific part of this Ordinance.

116 **SECTION 2. Amendment and Adoption.**

Note:
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117 The amendments to the Village of Pinecrest Code of Ordinances and Land
118 Development Regulations, attached hereto and incorporated herein as Exhibit "A", are
119 hereby adopted.

120 **SECTION 3. Inclusion in the Code of Ordinances.**

121 It is the intention of the Village Council and it is hereby ordained that the
122 amendments to the Code of Ordinances and Land Development Regulations made by this
123 Ordinance as set forth in Exhibit "A" shall become part of the Code of Ordinances, and
124 that the sections of this Ordinance may be renumbered and relettered as necessary, and
125 that the word "Ordinance" may be changed to "Section, "Article" or other appropriate
126 word.

127 **SECTION 4. Conflicts.**

128 All ordinances or parts of ordinances and all resolutions or parts of resolutions in
129 conflict with the provisions of this Ordinance are hereby repealed.

130 **SECTION 5. Severability.**

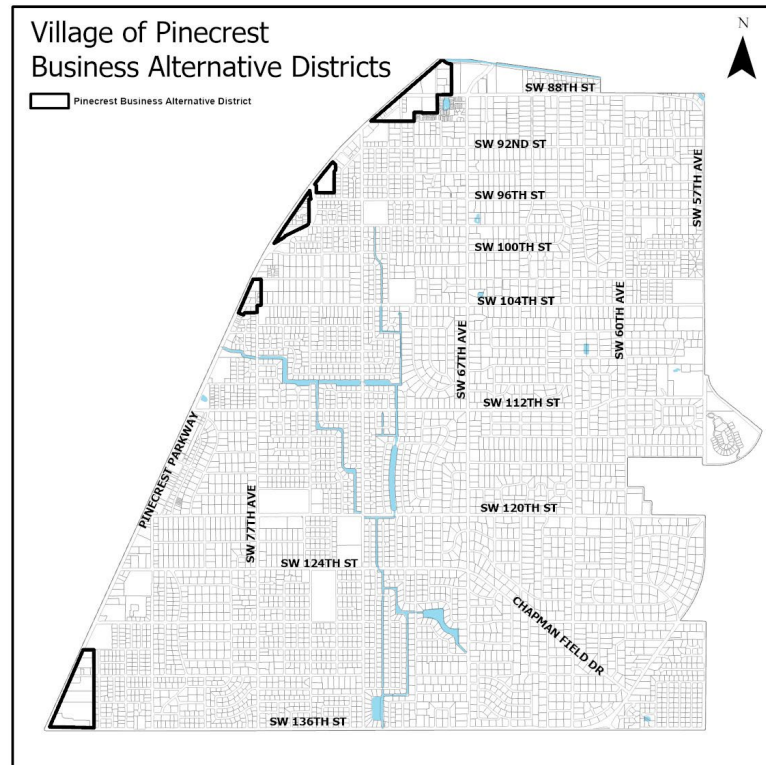
131 If any section, clause, sentence or phrase of this Ordinance is for any reason held
132 invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect
133 the validity of the remaining portions of this Ordinance.

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Exhibit "A"

CHAPTER 30 – LAND DEVELOPMENT REGULATIONS

Div. 4.7. - North Pinecrest Business Alternative District (NPBAD).



NPBAD Location Map: *Pinecrest Business Alternative Districts*

1.(a) Purpose: The purpose of the North Pinecrest Business Alternative District (NPBAD) is to provide an alternate regulatory framework for implementing the Comprehensive Development Master Plan Future Land Use Map designation for the US 1 (a/k/a South Dixie Highway) commercial corridor, a framework for implementation of the goals, objectives, and policies of the Village's Comprehensive Development Master Plan for development and redevelopment adjacent to Pinecrest Parkway, and to encourage development that is consistent with the *Pinecrest Parkway (US 1) Vision Plan (2012), as updated and adopted by the Village Council on October 11, 2022*. Under Within the (NPBAD), a developer property owner may choose to develop the property based on either the underlying zoning categories, or based on the provisions of the "alternative" district.

(b) Intent. Development within the (NPBAD) district is intended to encourage a sense of defined space which includes a mix of uses including office, retail, personal services, restaurants, and residential. Due to the proximity to the Metro Rail and Bus Rapid Transit stations, development

should result in improved use of rail transit, increased pedestrian activity, and reduced automobile reliance.

The intent of the Pinecrest Parkway Zoning Standards is to establish and maintain Pinecrest Parkway as a beautiful, appealing, efficient, sustainable corridor offering a variety of activities, events and services in a mixed-use setting. Commercial, businesses, housing, offices, entertainment, and open space co-exist in a tropical and informal setting designed for Village residents and outside shoppers without affecting adjacent residential communities. It encourages the use of public transportation, including rapid transit, in a mid-density setting. Development here enhances the quality of life. Informal spaces provide a place for residents to work, eat, entertain, participate in educational activities and encourage public art. Here, activities take place at different floor levels including roofs and open terraces with abundant landscaping.

Development combines different architectural styles and promotes high quality architectural design and parking for shoppers and residents. Pedestrian oriented development provides wide and safe sidewalks, protection from the weather, abundant window shopping with transparency at the ground floor, plazas located at key locations, internal courtyards and multi-level parking structures that are screened from view.

Development provides for a mixture of incomes and age groups and offers a variety of daytime and nighttime activities and events to enhance the quality of life and encourage pedestrian connections to residential areas. The Parkway will enhance the character, identity, and quality of life of the Village of Pinecrest.

The intent of the development standards is further described by the following themes:

1. Capitalize on Market Opportunities with a Mix of Uses

Grow and attract new uses identified in the 2021 Market Study including offices and eating establishments.

Consider allowing mixed-use commercial and residential condominium development adjacent to Pinecrest Parkway in close proximity to transit stations.

2. Provide a Clear Framework for Development

Provide guidance for transit-oriented development at station areas and development along the corridor in terms of zoning.

3. Provide an Environment for High Quality Design in Any Style

Allow for creative design with parameters for additional oversight.

4. Enhance the Public Realm Around Transit Stations

Create standards for different types of open spaces to enhance placemaking opportunities in a sustainable way.

5. Ensure Transitions Between Existing Residential and Commercial Development

Develop standards for existing and new development with sufficient buffers to transition down to existing residential. Development within the commercial Pinecrest Parkway corridor will provide quality services and amenities without any negative impact to Village residents and residential neighborhoods.

6. Define a Character for Pinecrest Parkway and Brand the Corridor

Articulate how open space, scale, architectural style and streetscape can create a specific character for Pinecrest Parkway.

7. Enhance Connectivity for Pedestrians and Bicycles

Develop a street hierarchy around the station areas to improve pedestrian connections and create safe and interesting spaces for walking and biking.

All permitted development within the Pinecrest Business Alternative District (PBAD) shall be designed to provide protection of existing single-family neighborhoods from encroachment by incompatible development, and incompatible impacts including noise, glare, traffic congestion, and other associated impacts.

(e) (c) *Uses permitted.* The following uses shall be allowed within the (NPBAD) district Pinecrest Business Alternative District following approval of a site plan pursuant to the procedures in the Code requirements of the Land Development Regulations:

1. Bakeries, retail only;
2. Business and professional offices;
3. Dry cleaning (with cleaning off premises);
4. General retail sales and services;
5. Government facilities following a public hearing conducted by the village council;
6. Medical services;
7. Personal services;
8. Financial institutions without a drive-through; and
9. Restaurants, without drive-through.

(b)(d) *Conditional uses.* The following uses shall only be permitted as a conditional use upon a finding by the village council, after a required public hearing that the use and development

complies with all criteria governing the conditional use and performance standards for the review and approval of the Code a conditional use.

1. Alcohol consumption on premises;
2. Structured Parking garages (buildings/structures shall follow architectural design guidelines established by the village);
3. Public utilities;
4. All permitted uses incorporating a mix of residential, commercial or offices uses; and
5. All permitted uses projects utilizing height, lot coverage, or FAR, as set forth in this section.

5. Government facilities; and

6. Hotels.

~~(e)~~ (e) *Accessory uses.* Only uses customarily incidental and subordinate to a principal permitted or conditional use shall only be approved as an accessory use. Such accessory uses shall be reviewed pursuant to requirements of the Land Development Regulations procedures set forth in this Code for the principal use of the property (see use, accessory definition in article 9 of this land development code).

~~(d)~~ (f) *Prohibited uses.* All uses not specifically or provisionally provided for herein, including, medical marijuana retail centers, are prohibited. Any use not within a fully enclosed building is strictly prohibited. Similarly, the sale or distribution of material or merchandise, fruit or other commodities from trucks, wagons or other vehicles parked on or along public or private streets, or from open stands or vacant lots, or from outside any permanent duly approved enclosed building is prohibited.

~~(e)~~ (g) *Dimensional regulations.*

1. *Mandatory development conditions.*
 - a. All new development must have a minimum of 75 percent of ground floor occupied by office, restaurants, institutional, covered parking, and/or retail and personal service uses;
 - b. Ingress and egress from off street parking shall be designed so that all access is from or to Pinecrest Parkway US-1 unless otherwise determined by the village council.
2. *Minimum lot area, lot frontage, and lot width.* Lots within the (NPBAD) district shall have a minimum lot frontage of not less than 100 feet, and a lot depth of no less than 150 feet; with a minimum net lot area of not less than 15,000 square feet. Conditional uses may require larger lot area to mitigate the issues specified in article 6 (Environmental Regulations).
3. *Maximum height.* The maximum height of a structure as a matter of right within the NPBAD district shall be four (4) stories maximum for all situations and shall not exceed

45 ~~51~~ feet above the finished floor elevation (underground level parking will not be considered in the height calculations).

1 story	Parking garage [†] and/or underground parking areas
1 story	Office and retail
2 to 4 stories	Mixed use (residential use, with retail and office); residential uses shall not occupy more than 25 percent of total floor area.

[†] Parking garages that face or abut residential districts must be heavily screened with landscaping and/or concrete wall(s) to completely block view and/or noise.

4. ~~Maximum lot coverage.~~

Maximum building coverage	40%
Maximum impervious surface ratio	82%
Minimum green space	12—18% (depending on lot size—see landscape subsection below)

5. ~~4.~~ *Floor area ratio.* The maximum floor area ratio as a matter of right shall not exceed 0.40 (based on a typical 100 foot by 150 foot lot) ~~for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building.~~ New development which incorporates the design criteria specified in this district may accumulate a maximum FAR of 0.73.

A parking structure shall not count as part of the floor area, but shall be counted in computing building height (except underground level parking), lot coverage, and number of stories (see table below).

6. ~~5.~~ *Residential density.* Maximum residential density shall be ~~12~~ **35** units per acre.

7. ~~6.~~ *Residential unit size.* The ~~average square foot~~ **minimum** size of ~~all~~ **any** residential units ~~must~~ shall be ~~a minimum of 600 sq. ft.~~ **1,000 square feet.**

8. ~~7.~~ *Minimum setbacks.* All development ~~must~~ **shall** comply with ~~setbacks for wetlands and waterways established in the Code. In addition,~~ the following setbacks ~~shall~~ apply within the NPBAD district **requirements:**

NPBAD District Required Setbacks and FAR

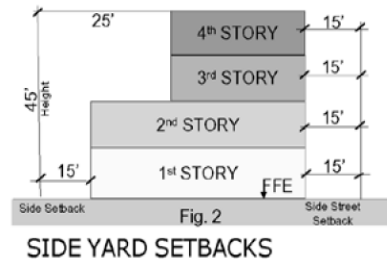
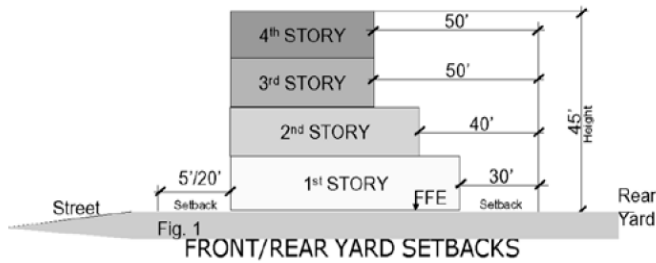
Structure	Front	Rear	Side	Side Street	FAR
1 story	5 ² /20 ft	30 ft	15 ft.	15 ft ³	0.40
2 story	20 ft.	40 ft.	15 ft.	15 ft.	0.51
3 story	20 ft.	50 ft.	25 ft.	15 ft.	0.62 <u>0.70</u>
4 story	20 ft.	50 ft.	25 ft.	15 ft.	0.73 <u>1.0</u>

² Five-foot front yard setback permitted only if property is developed with an open parking lot behind building(s), screened from the view of passing vehicles or if parking is enclosed within a structure.

³ Any portion of the property facing or abutting a residential district shall maintain a 30-foot setback.

Townhomes or lower density residential are required when abutting existing single-family residential with limit of two stories or 27 feet.

Opaque landscape buffers are required in rear setback when abutting single-family uses.



Setbacks

8. Maximum building length. 130 feet to 165 feet

9. Build to Lines. See build to zones under Open Space Standards

(h) Development Features.

Proposed development within the Pinecrest Business Alternative Districts shall include the following amenities and features:

1. Building a buffer road along the back of parcels
2. Dedicating or providing easements for new streets and sidewalks
3. Walking paths and bike trails

4. Mature canopy trees along all streets at a minimum 18 to 20 inches in diameter at the time of planting
5. Rooftop amenity deck with landscaping/green roof
6. Sustainable design- LEED certified or comparable certification
7. Colonnades at the ground floor
8. Installation of public art subject to review and approval of the Village Council; or making a payment in lieu of purchase of public art in accordance with the Village's Fee Schedule
9. Structured Parking: Placing parking in an above- or below-grade parking structure

(f)(i) Green space and landscaping.

1. *Green space.* ~~The minimum landscaped green space at one (1) story shall be in accordance with the following table. The Required green space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with natural grass, and ground cover included within the "Florida friendly plant database," trees and shrubbery". , except that ten percent of any driveway or parking area constructed of open cell unit pavers (turf block) and two percent of any driveway or parking area constructed of brick pavers with a sand and/or gravel sub base or underlayment may be counted as green space. The minimum green space requirements set forth below may be reduced by the amount of landscape cover within a public plaza provided as a design element incentive.~~

Landscaped Open Space for the NPBAD District

Size of Total Lot Area (Sq. Ft.)	Percent of the Total Lot Area
15,000 – 20,000	18%
20,001 – 30,000	16%
30,001 – 50,000	14%
50,001+	12%

~~The minimum landscaped green space shall be increased by 1.5 percent for an additional story or part thereof up to a maximum of four stories. For the purpose of computing the amount of required landscaped green space where the building height varies, the number of stories shall be determined by that portion of the building with the highest story exclusive of the penthouse and the mezzanine.~~

2. *Water area.* In the NPBAD water areas (lakes, ponds, canals) may be used as part of the required landscaped green space provided such water areas do not exceed 20 percent of the required landscaped green space.

3. *Landscaping and tree protection.* Landscaping and tree maintenance shall be provided in accordance with article 6 of the Land Development **Code Regulations**.

(j) Architectural Standards

Exceptional design and architecture that delivers quality settings for human life is s required.

Design Review. All development within the Pinecrest Business Alternative District shall be reviewed and approved by the Architectural Review Board prior to consideration by the Village Council, if required, and prior to issuance of building permits. An architectural model of a proposed development, line of sight drawings, and simulation of proposed building heights may be required.if requested by the Administrative Official, Architectural Review Board, or Village Council.

Transparency is a measurement of visibility from the sidewalk into a building for the ground floor. This can be achieved with windows, doors and other unobstructed openings.

Active uses are uses that are open to the public on the ground floor of buildings and adjacent to a sidewalk. Active uses attract people and drive higher foot traffic for a more active and engaging street for people walking.

Building articulation is required to avoid blank walls and encourage creative designs. Articulation describes a building façade’s character and the architectural elements that form a distinctive design. Horizontal and vertical building modulations and articulations are recommended to help reduce the mass of larger/taller buildings.

Architectural treatment is the continuation of fenestration patterns, architectural features and can include architectural screens, meshes, louvers, and glass, vegetated surfaces and planters and architectural lighting among others.

Blank walls are portions of a façade that exceed twenty (20) percent of the entire façade elevation without fenestration or architectural treatments.

Building liners are active uses that conceal parking structures and other non-habitable uses. They can include commercial, residential, hotel, and office uses among others.

Development design shall include:

	Design
Transparency	A minimum 60% transparency on the ground floor adjacent to primary pedestrian streets shall be required.

<p><u>Active Uses</u></p>	<p>Active uses are required on the ground floor street frontage. For primary pedestrian streets, a minimum of 80% active uses shall be required. If lot frontage is less than 250 feet, a minimum of 65% of active uses shall be required.</p> <p>For east/west streets, 60% active uses shall be required.</p> <p>For secondary streets, 30% active uses shall be required.</p>
<p><u>Articulation</u></p>	<p>Vertical and horizontal articulation and articulation at the penthouse skyline shall be required.</p> <p>Blank walls shall not be permitted.</p>
<p><u>Architectural treatments</u></p>	<p>Architectural treatments are required for parking structure facades on secondary streets.</p> <p>Architectural treatments should be of high quality material and design.</p>
<p><u>Horizontal Projections</u></p>	<p>Horizontal projections are encouraged, but must have a ten-foot vertical clearance from the sidewalk. Horizontal projections can include awnings, balconies, canopies, colonnades and porches. Awnings may have an eight-foot vertical clearance from the sidewalk.</p>

	Horizontal projections may encroach over the sidewalk, but buildings may not.
Material	Buildings should be of high quality design and construction with an emphasis on durable and local materials.
Parking Structures	Building liners and/or façade treatments shall be provided in the design of all parking structures. Building liners are preferred on avenues and primary pedestrian streets, and facade treatments shall be required for lots that are too narrow to fit building liners.

(k) Open Space Standards

Open space shall be sited and aggregated as usable pedestrian-oriented public space instead of a leftover “green” perimeter. Open space can include plazas, courtyards/pocket parks, passageways and parks. These are further defined below.

Plaza is a large open hardscaped space with at least one side fronting a street and one side abutting active uses like a restaurant café or retail space. A plaza has outdoor seating, a minimum of 1 seat per 30 square feet of area, vegetated areas of a minimum of 25%, and shaded areas.

Courtyard/Pocket Park is enclosed on three sides with active uses with one side fronting a street. A courtyard or pocket park is a small space with programmed uses like seating a minimum of 1 seat per 30 square feet of area, fountains or playgrounds. It can have a minimum of 25% landscaped areas and unlimited shaded areas.

Passageways are linear open spaces that connect two streets through a block and between buildings. They should be pleasant and well-lit with good visibility from end to end.

Parks are large open landscaped spaces used for recreation purposes with landscaped areas at a minimum of 50% and shade.

Tree Canopy is the anticipated shade coverage on the ground. Trees should have a four (4) to six (6) inch caliper.

	Open Space
Minimum Open Space Required	<p>A minimum of 25% of the overall development shall be provided as open space.</p> <p>Public art shall be incorporated into the provided open spaces as much as possible.</p>
Build-to Zones	<p>Building edges should align with the open spaces to contribute to a walkable and pedestrian friendly public realm.</p>

(I) Streetscape Standards

All streets shall include a sidewalk and landscape zone with minimum standards specified in the table below. Primary pedestrian streets and avenues shall also have an amenity zone extending from the pedestrian sidewalk that shall include benches, trash receptacles, bicycle racks, and lighting.

Parking lanes are encouraged on all primary pedestrian, secondary and residential streets.

Landscaping required by the Land Development Regulations shall incorporate landscaping schemes to include Dade County slash pine trees; shade trees such as the Florida Live Oak; drought tolerant plantings, and native plantings that require reduced maintenance. Creativity in landscape design is encouraged in a manner that enhances environmental sustainability through reduction in paved, impervious coverage and enhancement of green, open space and pervious natural area.

Sidewalk standards are described below. It is intent of these regulations to establish a signature "yellow" sidewalk for all development for Pinecrest Parkway.

	<u>Streetscape</u>
<u>Pinecrest Parkway</u>	<p><u>A 20-foot landscape buffer and pedestrian walkway shall be provided including a 10 foot shaded landscape buffer along Pinecrest Parkway and a 10 foot wide pedestrian sidewalk/multi-use path.</u></p> <p><u>For sidewalks on private property, an easement shall be provided.</u></p> <p><u>Landscaping shall consist of a variety of native trees to create a natural and lush tree canopy, hedges, and landscaped berms.</u></p>
<u>Avenues</u>	<p><u>Minimum sidewalk width: 8 feet to 12 feet.</u></p> <p><u>Minimum landscape zone width: 6 feet to 8 feet.</u></p> <p><u>Minimum amenity zone width: 8 feet.</u></p>
<u>Primary Pedestrian Streets</u>	<p><u>Minimum sidewalk width: 8 feet to 12 feet.</u></p> <p><u>Minimum landscape zone width: 6 feet to 8 feet.</u></p> <p><u>Minimum amenity zone width: 8 feet.</u></p> <p><u>Parking lane width: 8 feet.</u></p> <p><u>Travel lane width: 10 feet.</u></p>
<u>Secondary Streets</u>	<p><u>Minimum sidewalk width: 8 feet to 10 feet.</u></p>

	<p>Minimum landscape zone width: 6 feet to 8 feet.</p> <p>Parking lane width: 8 feet.</p> <p>Travel lane width: 10 feet.</p>
Residential Streets	<p>Minimum sidewalk width: 6 feet to 8 feet.</p> <p>Minimum landscape zone width: 6 feet to 8 feet.</p> <p>Parking lane width: 8 feet.</p> <p>Travel lane width: 10 feet.</p>
Eastern Edge Street	<p>Minimum sidewalk width: 6 feet. to 8 feet.</p> <p>Minimum landscape zone width: 6 feet to 8 feet.</p> <p>Travel lane width: 10 feet.</p>
Trails and Multi-use Paths	<p>Minimum bike lane width: 6 feet.</p> <p>Minimum multi-use path width: 10 feet.</p> <p>Bicycle and pedestrian connections shall be provided through multi-use paths through and behind Pinecrest Parkway to connect to existing residential properties.</p>

(m) Vehicular Circulation Standards

Circulation standards for cars and trucks shall be designed to minimize conflicts between pedestrians and other vehicles by designating zones for motorized vehicle movement separate from pedestrians.

Porte cochere is a covered structure at the main entrance for passenger loading and unloading and typically includes two (2) curb cuts on the same street.

Requirements shall be as follows:

	Circulation
Garage Entrances	Entrances to parking garages shall be provided from secondary streets only.
Loading	Loading and unloading shall occur from secondary streets only.
Driveway Access	Driveways shall only be permitted on Avenues and Pinecrest Parkway.
Porte Cocheres	Preferred on secondary streets.

(n) Parking Standards

Parking for the following uses in the Pinecrest Business Alternative District shall be required. Parking spaces shall otherwise be provided as required in Division 5.22 of the Village's Land Development Regulations.

Restaurant, office or retail: 1 space per 500 square feet

Hotel: 1 space for every room

Residential: 1 per unit regardless of the unit size

Shared parking may be permitted pursuant to the Shared Parking requirements of the Land Development Regulations.

(o) Signage and Lighting Standards

Signage mounted on buildings and monument signs that are visible from Pinecrest Parkway shall be designed to coordinate with the architectural style of the building existing or proposed for development on the subject property. The maximum permitted height of a monument sign shall be 15 feet from grade to the top of the sign.

Pedestrian scale lighting oriented downwards, decorative lighting, and accent lighting shall be incorporated into site plans for the redevelopment of a subject property adjacent to pedestrian walks and gathering spaces.

(p) Loading and Unloading

Limit noise and activity behind existing buildings and new development.

All loading and unloading shall occur internal to buildings, in parking structures, or in enclosed courtyards.

(o) Development Agreement

All terms and conditions of a permitted Conditional Use within the PBAD shall be included in a Development Agreement between the Property Owner and Village of Pinecrest, subject to review and approval of the Village Council and Village Attorney prior to issuance of building permits.

Div. 4.8. - Pinecrest Parkway (US 1) Corridor development standards.

- (a) *Purpose and intent.* The purpose and intent of the Pinecrest Parkway Corridor development standards is to provide procedures and standards within a planned development framework to require implementation of the *Pinecrest Parkway (US 1) Vision Plan*, adopted by the village council on October 9, 2012, in accordance with the planning and development objectives of the village under this Code and the comprehensive development master plan. All land development regulations and standards of the village's commercial zoning districts shall apply to a subject property pursuant to the provisions of the commercial zoning districts in which they are located with the exception of the following additional applicable standards.

The applicable Pinecrest Parkway (US 1) Corridor planning area is shown and depicted in the *Pinecrest Parkway (US 1) Vision Plan*, approved and adopted by the village council pursuant to Resolution 2012-61 on October 9, 2012, **and updated pursuant to Resolution adopted by the Village Council on October 12, 2022.**

~~(b) *Exception.* Pinecrest Parkway (US 1) Corridor alternative development standards shall not be applicable to properties located within the North Pinecrest Business Alternative District (NPABD).~~

~~(c)~~ **(b)** *Uses permitted, conditional uses, accessory uses, prohibited uses.* Uses permitted, conditional uses, accessory uses, and prohibited uses shall continue to be permitted or prohibited pursuant to the regulations of the commercial zoning district and/or **Pinecrest Business Alternative District (PBAD)** in which the subject property is located.

~~(d)~~ **(c)** *Dimensional regulations.*

1. *Minimum lot area, lot frontage, and lot width; maximum building height, maximum lot coverage, maximum building coverage; maximum impervious surface ratio; minimum green space; maximum floor area ratios; minimum required setbacks; and all other dimensional requirements* shall continue to apply pursuant to the dimensional requirements of the commercial zoning district in which the subject property is located.

~~(e)~~ **(d)** *Site development standards and amenities.*

1. *Landscape buffer.* A landscape buffer shall be provided adjacent to Pinecrest Parkway that is a minimum of eight feet in width.
2. *Pedestrian and bicycle connectivity; hardscape.* Pedestrian sidewalks, "village walks," and other hardscape areas shall be incorporated into site plans for the redevelopment of a subject property as shown and recommended for specific properties as described in the village's Pinecrest Parkway (US 1) vision plan. Walkways and hardscape features shall incorporate colors and textured patterns. Pedestrian and bicycle connections shall be provided pursuant to the goals and recommendations of the village's bicycle plan and Pinecrest Parkway (US 1) vision plan. Walkways shall be provided as necessary to internally connect a redevelopment project with adjoining commercial properties.
3. ~~*Architectural building style and color palette.* Buildings shall be designed to incorporate Key West, Old Florida, or Caribbean Colonial architectural styles and vernaculars as~~

described in the village's Pinecrest Parkway (US 1) vision plan. **Exceptional design and architecture that delivers quality settings for human life is s required.**

Design Review. Development projects requiring review of a site plan by the Village Council shall be reviewed and approved by the Architectural Review Board prior to consideration by the Village Council, and prior to issuance of building permits.

4. *Street furniture.* Benches, planters, bike racks, trash and recycling receptacles, and other amenities shall be incorporated into proposed redevelopment plans as described and illustrated in the village's Pinecrest Parkway (US 1) Vision Plan and **Pinecrest Parkway (US 1) Vision Plan Update.**
5. *Lighting.* Pedestrian scale lighting oriented downwards, decorative lighting, and accent lighting shall be incorporated into site plans for the redevelopment of a subject property adjacent to pedestrian walks and gathering spaces as described and illustrated in the village's Pinecrest Parkway (US 1) vision plan.
6. *Landscaping.* Landscaping required by the land development regulations shall incorporate landscaping schemes to include Dade County slash pine trees; shade trees such as the Florida Live Oak; drought tolerant plantings, and native plantings that require reduced maintenance. Creativity in landscape design is encouraged in a manner that enhances environmental sustainability through reduction in paved, impervious coverage and enhancement of green, open space and pervious natural area.
7. *Signage.* Signage mounted on buildings and monument signs that are visible from Pinecrest Parkway shall be designed to coordinate with the architectural style of the building existing or proposed for development on the subject property, consistent with required architectural styles of the Pinecrest Parkway (US 1) vision plan. The maximum permitted height of a monument sign shall be 15 feet from grade to the top of the sign.
8. *Gathering spaces.* Nooks, pocket parks, plazas, and other open space areas shall be incorporated into site plans for the redevelopment of a subject property as illustrated and recommended in the village's Pinecrest Parkway (US 1) vision plan. Public Art shall be included in the gathering spaces pursuant to the provisions of the Village's "Art in Public Spaces" program requirements.
9. *Parking surface.* Parking spaces shall be hard surfaced, except that 15 percent of the parking spaces provided shall be constructed of porous pavement materials ("pave drain" or equivalent) or open cell unit pavers ("turf block" or equivalent).
10. *Transitional buffers.* Buffer walls and landscaped buffers at the rear of commercial redevelopment projects adjacent to residentially zoned districts shall be provided as required pursuant to the land development regulations and shall be further supplemented with decorative vertical plantings and green walls that shall be installed on the rear walls of commercial buildings.
11. *Electric vehicle charging station.* A minimum of one level 2, 240-volt electric vehicle charging station shall be provided within a parking space designated for electric vehicles,

except that an electric vehicle charging station shall not be required within parking lots that contain 20 or fewer required parking spaces.

Div. 9.2. - Definition of terms.

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Building coverage. The area of the lot expressed as a percentage of the total lot area covered by the ground floor of all principal and accessory uses and structures, including all areas covered by the roof ~~or overhead trellises~~ of such uses and structures, measured along the exterior faces of the walls located within required building setback limits and or between the exterior faces of exterior supporting columns or from the centerline of walls separating two buildings or a combination of the foregoing whichever produces the greatest total ground coverage for such uses and structures. Exterior unenclosed private balconies above the first floor, areas covered by overhead trellises greater than 600 square feet in area, and overhangs extending more than 36 60 inches from the face of the building or column, shall be included in building coverage.

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State Holidays. Any of the following: New Year's Day, Martin Luther King Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, and Christmas Day.

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